



ATTRACTIVE SHOP IN PRIME LOCATION

806 SQ FT (74.88 SQM) APPROX

UNDER OFFER

19 King Street
Saffron Walden
Essex
CB10 1EU

- Grade II* Listed Building
- Due To Relocation
- Period Features
- Two Storey
- Rateable Value £19,000
- VAT is charged
- EPC Rating - D

RENT £20,000 per annum
exclusive

Mullucks

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DISTANCES (All distances approximate)

Cambridge	24 km	(15 miles)
Stansted Airport	29 km	(18 miles)
M11 (J9)	6.5km	(4 miles)
Mainline Rail Station	Audley End	

DESCRIPTION

19 King Street is situated in the centre of Saffron Walden and forms part of the town's prime shopping area, being a short distance from Market Square.

Other retailers in the vicinity include antiques, butchers, opticians, bedroom showroom, as well as national retailers such as Phase Eight, Card Factory, and Crew Clothing.

The shop is Grade II* Listed and is arranged over two floors.

Ground Floor	39.98 Sqm	430 Sq Ft
First Floor	34.97 Sqm	376 Sq Ft

The Ground Floor retail area is U shaped, with a secondary retail/store area to the rear. The First Floor is divided into 3 offices/store areas, kitchenette and single wc.

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

The letting is to be outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

A deposit will be required to be held for the duration of the term. Further details available upon request.

SERVICE CHARGE

A service charge is levied towards the buildings maintenance.

BUSINESS RATES

We understand that the property has a Rateable Value of £19,000.

Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of Uttlesford District Council - 01799 510510 to verify the Business Rates payable.

LEGAL COSTS

The tenant is to make a contribution of £500 + VAT (£600) towards the landlord's legal fees. This sum is to be deposited with solicitors prior to legal documentation being issued.

REFERENCES

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is charged on sums due.

MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request.

CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>

EPC Rating D



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